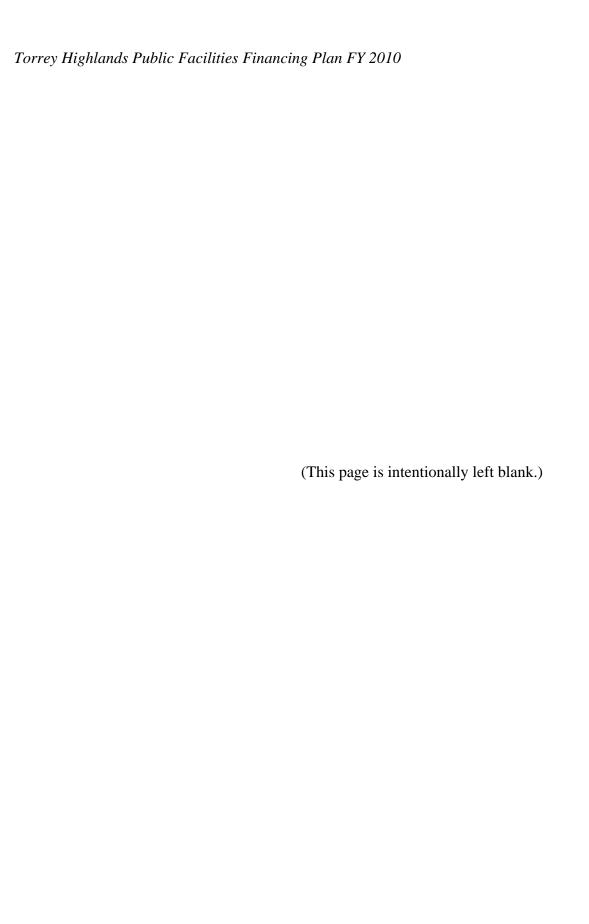
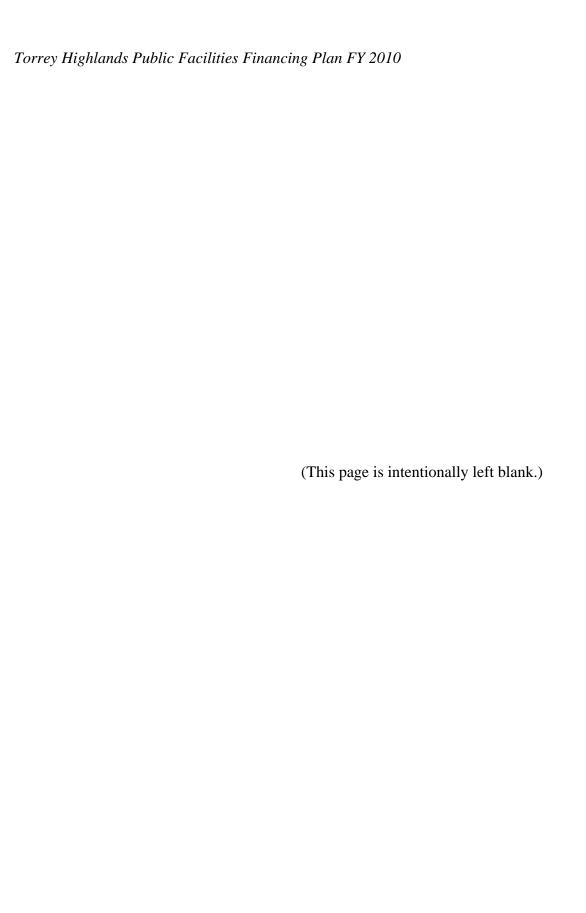
APPENDIX

Transportation Phasing Plan	131
Residential Development Summary	135
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Facilities Benefit Assessment Numerical Listing	143



TRANSPORTATION PHASING PLAN



TORREY HIGHLANDS TRANPORTATION PHASING PLAN

IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASI	to ar Com	ressway with Interchange-Improvements to be assured to the sny development in Torrey Highlands, not to exceed 20,000 Annercial/Retail)		
1	T-1.1	SR-56 Black Mountain Road to Carmel Country Road: Extended SR-56 as a 4 –lane facility.	Others	Completed
2	T-22.1	Camino del Sur: Carmel Valley Road to SR-56: Construct 2 lanes of an ultimate 6 lane major road	BMR (e)	Completed
4	n/a	Camino del Sur @ Carmel Valley: Construct Traffic Signal plus Intersection Improvements.	BMR _(b)	Completed
6	T-4.1	Carmel Valley Road: Evergreen Nursery to Camino del Sur: Construct 2 lane collector street.	BMR (e)/ F. H.	Completed
7a	T-4.5	Carmel Valley Road: Evergreen Nursery to Del Mar Heights Road: Provide stripping, signaling, and widening improvements.	BMR ^(b)	Completed
7b	T-4.2	Carmel Valley Road: Camino del Sur to Black Mountain Road: Construct 2 lane major.	BMR ^(b)	Completed
8	n/a	Carmel Valley Road @ Rancho Santa Fe Farms Road: Construct Traffic Signal.	BMR ^(b)	Completed
9	n/a	Del Mar Heights Road: Carmel Valley Road to Lansdale East: Provide striping, signaling and widening improvements.	T. H. or BMR ^(b) if shifted	Completed
10	n/a	Del Mar Heights Road: Carmel Canyon to Lansdale (east): Construct Roadway.	Others	Completed
11	n/a	Del Mar Heights Road: Lansdale (east) to Carmel Valley community line: Construct Roadway.	Others	Completed
12	T-7	Black Mountain Road: Existing terminus to Carmel Valley Road: Construct Roadway.	BMR (a)	Completed
17	T-6	Del Mar Heights Road @ I-5: Construct West to NB I-5 right turn lane, or fund studies.	T.H.	Completed
19a	T-1.3	Camino del Sur @ SR-56: Construct Interchange (1/2 of ultimate).	T.H.	Completed
PHASI		order to exceed 20,000 ADT (9,500 Residential, 10,500 rovement need to be assured to the satisfaction of the Ci		the following
21	n/a	I-5 @ SR-56: Dual Freeway.	Others ^(c)	Completed
	1	In order to exceed 27,000 ADT (12,000 Residential, 15, following improvements need to be assured to the satisf	action of the City En	
5	T-3.1B	Camino del Sur : SR-56 to Carmel Mountain Road: Construct 2 lane street.	T.H. ⁽⁶⁾	
19b	T-1.3	Camino del Sur @ SR-56: Construct full interchange.	Т.Н.	Completed
22b	T-2.2	Camino del Sur, Carmel Valley Road to SR-56: R/W for 6 lane major; Improve to 4 lanes.	T.H. ^(d)	Completed
25a	T-4.3	Carmel Valley Road: Via Alburtura to Camino del Sur; Improve to 4 lanes.	Т.Н.	
26	n/a	Ted Williams Parkway (SR-56) @ I-15: East to north loop ramp and east to south right turn lane.	Others (c)	Completed
27	n/a	I-15 @ Ted Williams Parkway: SB on-ramp lane.	Others (c)	Completed

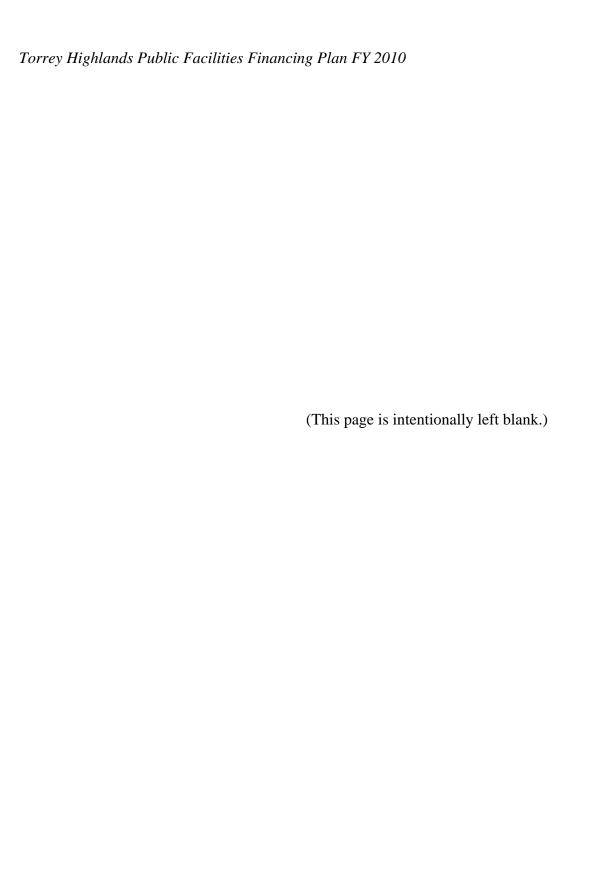
IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASI		order to exceed 36,100 ADT (18,100 Residential, 18,00 llowing improvements need to be assured to the satisfac	tion of the City Engi	
22a	T-3.1A	Camino del Sur: Carmel Mountain Road to Dormouse: Construct 2 lane roadway.	T.H./ Others (c) (6)	
23a	T-5.1	Carmel Mountain Rd: Terminus in Peñasquitos to Camino del Sur: Construct 2-lane bridge and roadway.	T.H./ Others (c) (6)	
23b	T-5.2	Carmel Mountain Road, within Subarea Boundary: Widen to a 4 lane major.	T.H ^{.(6)}	
29	T-3.2B	Camino del Sur: SR-56 to Carmel Mtn. Rd: Improve to 4 lanes	T.H. ⁽⁶⁾	
30A	n/a	Interim Improvements at El Camino Real & SR-56	City	Completed
30B	T12	Extension of the RT lane on SB El Camino Real between Valley Centre and Carmel Valley Road (frontage of vacant pad to the north of AM/PM.	BMR ^(b)	
30C	T-13	Third Westbound Lane on State Route 56: Carmel Country Rd to El Camino Road.	T.H./Others(c)	
34	T-3.2A	Camino del Sur: Carmel Mountain Road to Dormouse: Improve to 4 lanes	T.H. ⁽⁶⁾	
37	n/a	Carmel Mountain Rd @ I-15: Construct Interchange	Others (c)	Completed
PHASI		order to exceed 57,760 ADT (f), the following improve tisfaction of the City Engineer.	ements need to be ass	sured to the
18	n/a	Via de la Valle: San Andrés to El Camino Real East: Improve to 4 lanes	Others (c)	
20	n/a	I-5 @ Carmel Valley Road: NB Connectors	Others (c)	
24	n/a	El Camino Real: Half Mile Drive to Via de la Valle: Improve to 4 lane major.	Others (c)	
25b	T-4.5	Carmel Valley Road (four /six lanes within Pacific Highlands Ranch)	P.H.R.	
25c	T-4.4	Carmel Valley Road: Camino del Sur to Black Mountain Road: Improve to 4 lanes.	T.H./Others (c)	
28	T-1.2	SR-56: Black Mtn Rd to one mile west of Camino del Sur Interchange: Improve to 6 lanes.	Others (c)	
31	n/a	I-15: SR-56 to Escondido: HOV lane extension.	Others (c)	Completed
32	n/a	I-15: Carmel Mountain Road to Camino del Norte: NB and SB Truck Climbing lanes.	Others (c)	Completed
35	n/a	SR-56: I-5 to I-15: Full Freeway.	Others (c)	

NOTE: (1) "Responsible Party" shown in above table is preliminary. A process of determining exact fair-share contributions to needed improvements shall be completed during the development phase.

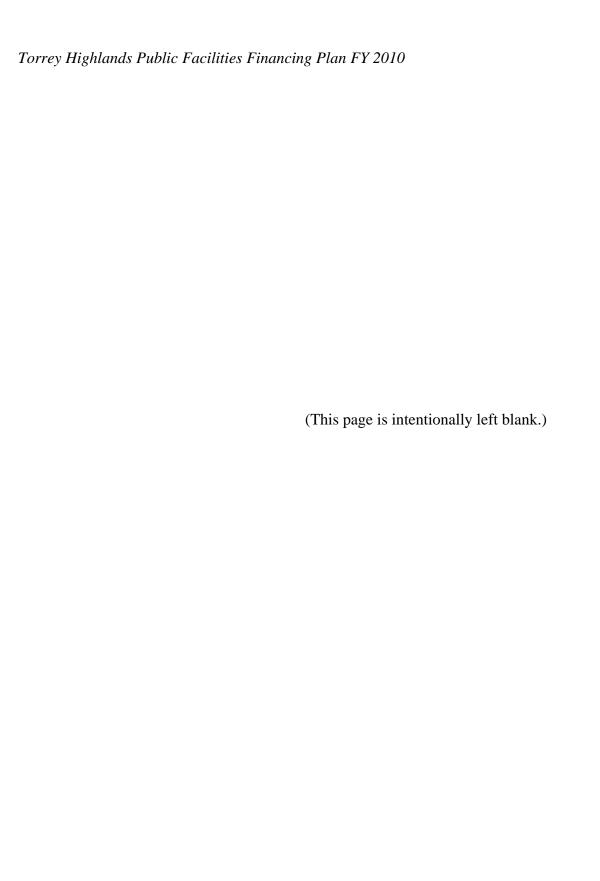
- (a) BMR shall provide improvements and seek reimbursement from others as appropriate.
- (b) If BMR project does not precede T.H., then T.H. may seek reimbursement.
- (c) Funding shall be provided by Transnet/FBA/City/Others as appropriate
- (d) BMR is required to fund a portion of this improvement.
- (e) If BMR project does not precede T.H., then T.H. is responsible for improvement.
- (f) The ADT beyond 57,760 will be used to complete buildout of the Regional Commercial Center and Church School. The Church School is not expected before 2010.

BMR = Black Mountain Ranch
T.H. = Torrey Highlands
F.H. = Fairbanks Highlands
P.H.R. = Pacific Highlands Ranch

- (2) Those projects listed above that do not include a FBA Project No. are expected to be funded by others outside the Torrey Highlands sub-area.
- (3) The transportation improvements listed in each phase must be assured to the satisfaction of the City Engineer before any development permit is authorized (Improvements shall meet one of the following conditions: constructed and open to traffic; bonded; scheduled for construction in the City CIP for the year in which the building permits are requested; programmed for construction in the STIP for the year in which the building permits are requested).
- (4) At the start of Phase Four (36,100 average daily trips), advance \$1.0 Million for the third westbound lane on SR-56 to I-5 (Project T-13) to begin the preliminary engineering and environmental document.
- (5) At the start of Phase Four (36,100 average daily trips), begin the environmental document and/or the final design for the following roadway improvements: Camino del Sur as a four lane major street from SR-56 to Park Village Road (Projects T-3.1A,T-3.1B, T-3.2A & T-3.2B); Carmel Mountain Road as a four lane major street from Sundance Avenue to Camino del Sur (Projects T-5.1 & T-5.2), the extension of the southbound right-turn lane on El Camino Real from Valley Center Drive to Carmel Valley Road (Project T-12).
- (6) At the start of Phase Four, for residential units which are served by existing streets, the following FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B), in order to obtain building permits.



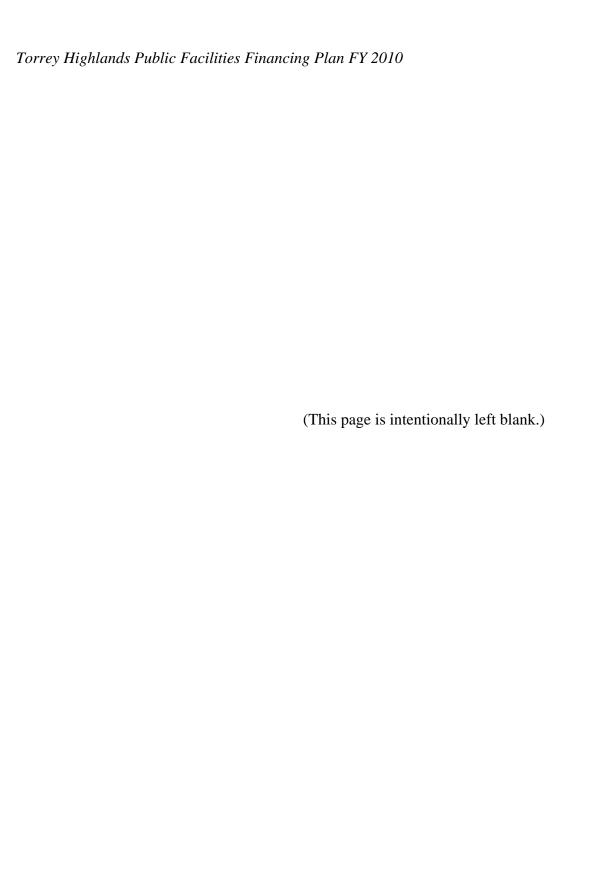
RESIDENTIAL DEVELOPMENT SUMMARY



TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY Updated 15 August 2005

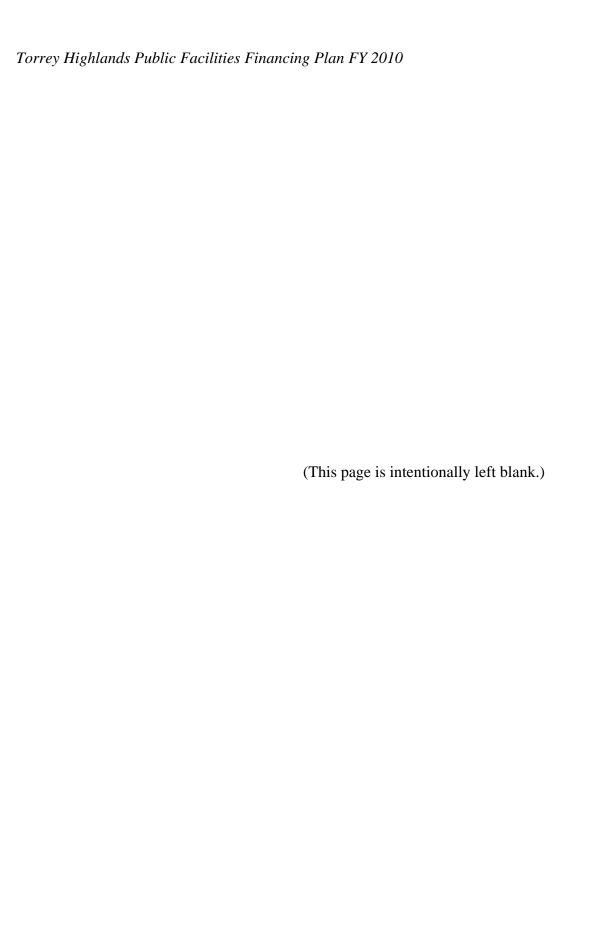
			\vdash		Residential	
Community	Bullder	Project	Total	Rate	ADT	Status
Taylor Woodrow						
Fairbanks Highlands (see Note 1)	Taylor Woodrow	Fairbanks Highlands	93	10.00	930	С
Taylor Woodrow					930	
D.R. Horton						
Torrey Del Mar	D.R. Horton	Collins Ranch	52	10.00	520	С
Torrey Del Mar	D.R. Horton	Villamonte	111	10.00	1,110	С
Torrey Del Mar	Johnson Beucler	Valencia	8	10.00	80	С
Torrey Del Mar	Barratt American	Palma Real	83	10.00	830	С
Torrey Del Mar	Cornerstone	Тегтаххо	66	10.00	660	С
Torrey Del Mar	Bridge Housing	Torrey Del Mar Apts.	112	6.00	672	С
Bryn Glen	Continental	Bryn Glen	65	10.00	650	С
D.R. Horton					4,522	
Greystone Homes						
Barcelona	Greystone Homes	Barone	24	10.00	240	С
Barcelona	Greystone Homes	Garden	84	10.00	840	С
Greystone Torrey Highlands	Greystone Homes	Valonia	67	10.00	670	С
Greystone Torrey Highlands	Greystone Homes	Montea	90	10.00	900	С
Greystone Torrey Highlands	Standard Pacific	Cordera	78	10.00	780	c
Greystone Torrey Highlands	Chelsea	Torrey Highlands	76	6.00	456	c
Grevatone			"	5.55	3,886	
Shea (McMillin)					2,300	
Avaion Point	Chelsea	CIC VIllas	26	6.00	156	С
Avaion Point	Shea	Avaion Point	142	10.00	1,420	c
Shea (McMilin)	Snea	Avaion Foint	142	10.00	1,420	
Western Pacific Housing					1,576	
Torrey Santa Fe	WPH	Cabrera	110	10.00	1 100	_
	WPH				1,100	C
Torrey Santa Fe		Cabrera II	40	10.00	400	C
Torrey Santa Fe	WPH	Montellano	112	10.00	1,120	C
Torrey Glenn	WPH	Torrey Glenn	66	10.00	660	c
Shaw Property	WPH	Monaco	84	8.00	672	С
Shaw Property	WPH	San Lorenza	107	10.00	1,070	С
LMXU	WPH	Cortina	144	7.33	1,056	С
LMXU	WPH	VIIIa Cortina	8	6.00	48	С
LMXU	WPH	Be arado	123	8.00	984	С
LMXU	WPH/SoCall Housing	Vista Terraza	127	6.00	762	С
Western Pacific Housing					7,872	
Torrey Brook, Inc.						
Torrey Brook I	Torrey Brook I	Villagio Firenze	14	10.00	140	С
Torrey Brook II	Torrey Brook II	Remainder Parcels	2	10.00	20	P-4
Torrey Brook, Inc.					160	
Garden Communities						
Torrey Ranch	Garden Communities	Torrey Ranch	73	10.00	730	P-4
Garden Communities					730	
Dei Mar investment, Inc.						
Fairbanks Country Villas	Del Mar Investment, Inc.	Fairbanks Country Villas	85	10.00	850	P-4
Del Mar Investment, Inc.					850	
Rhodes Family Trust						
Rhodes Crossing	Rhodes Family Trust	Single Family Residential	47	10.00	470	P-4
Multi-Family site	Rhodes Family Trust	Multi-Family Residential	242	6.00	1,452	P-4
Rhodes Family Trust					1,922	
Pardee Homes						
Peñasquitos West	Pardee	Peñasquitos West	108	10.00	1,080	P-4
Peñasquitos West	Pardee	Peñasquitos West	21	6.00	126	P-4
Pardee Homes	1 01000	. One-quitos 1105t		0.00	1,206	,
			 		1,200	
Collins - Remainder	Colleg Some: Trust	Pealdentha!	,	40.00	4.0	D 4
A	Colins Family Trust	Residential	1	10.00	10	P-4
B College Description	Colins Family Trust	Residential	2	10.00	20	P-4
Colins Remainder					30	
RESIDENTIAL TOTAL					23,684	

Note 1: The ADT in Fairbanks Highlands are not part of the Torrey Highlands Traffic Phasing Plan (TPP) but are within the TH Cmty Plan boundary. Status: C = complete. P = TPP phase, e.g., Phase Four



Torrey	Highlands	Public	Facilities	Financing	Plan	FY 2010
101169	IIIEIIIUUIUS	1 WOW	1 activites	1 HIMICHIE	1 iuii	1 1 2010

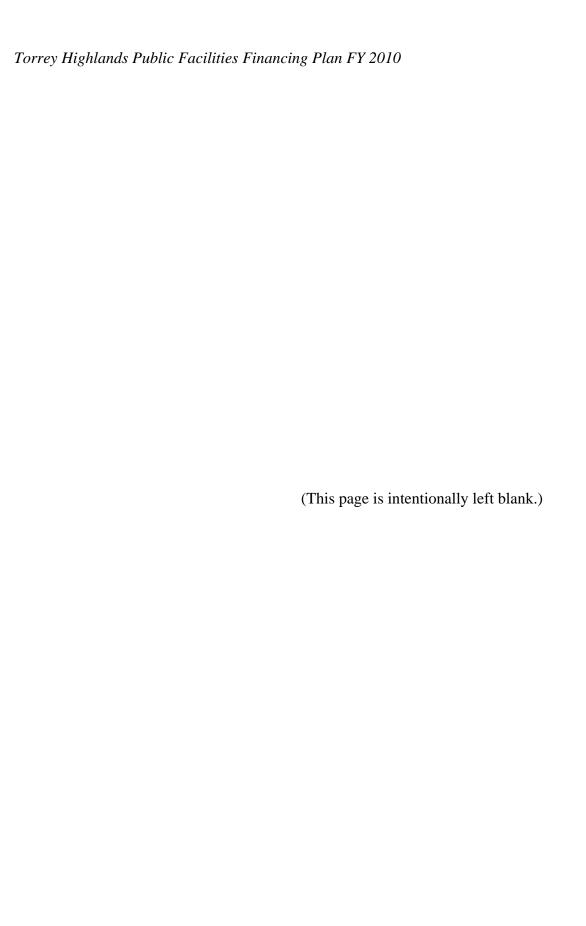
NON-RESIDENTIAL DEVELOPMENT SUMMARY



$Torrey\ Highlands\ Public\ Facilities\ Financing\ Plan\ FY\ 2010$ ${\tt TORREY\ HIGHLANDS\ NON-RESIDENTIAL\ DEVELOPMENT\ SUMMARY}$ Updated 08 June 2005

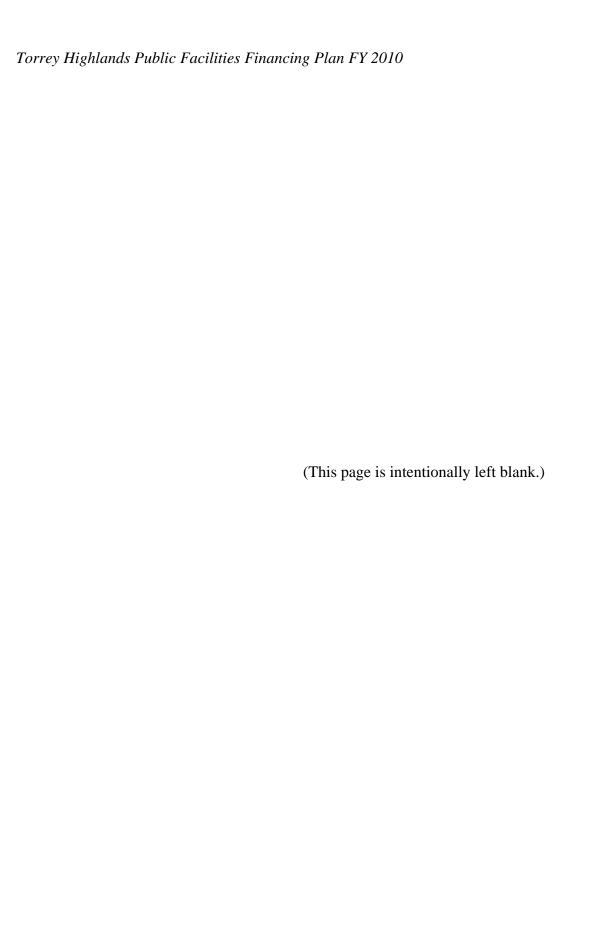
					1		1
			Rate		Trips		
Developer/Project	Land Use Type	Intensity	Cum	Units	Cum	Source of Date	Status ¹
Torrey Del Mar Small spec shops & restaurant	Neighborhood Comcl	7.2	72	VCE	510	THE Comment of EDA Donto	С
Sman spec snops & restaurant	Gas Stn W/Food	1.2	12	KSF	518	TH Summary of FBA Pmts	C
Chevron	Mart W/1 ood	12	30	VFS	360	TH Summary of FBA Pmts	С
Torrey Del Mar Total	1,1111			,,,,	878	TIT Summing OF T BITT INCO	
		Western Pac	ific Housin	g			
Village Center	LMXU	88.925	72	KSF	6,403	TH Summary of FBA Pmts	С
Western Pacific Housing Total					6,403		
		Grey	stone				
Crossroads	LMXU	17.3	36	KSF	6,23	TH Summary of FBA Pmts	C
	Gas Stn W/Food					RHL Design Gp Rpt	
Freeway Oriented	Mart	10	120	KSF	1,201	01/30/03	
Greystone Total					1,824		
Employment Center			1	ı	ı		ı
IZ:1	Employment Ctr	400	10	MCE	4.000	PDP 9597/PID98-0292	C
Kilroy	STO Employment Ctr	480	10	KSF	4,800	Amend (15 Jan 03) KOA Traffic Study, TPP	С
Sea Breeze	STO	413	10	KSF	4,130	Update May 05	Phase 3/4
Sea Breeze	Employment Ctr	413	Log	IXSI	4,130	KOA Traffic Study, TPP	Phase ¾
Sea Breeze	STO	138	eqn	KSF	2,226	Update May 05	Titase 74
Employment Center Total	1			l.	11,156	- p	
Rhodes/Grus Trusts							
						Disales Cosseins VTM	Phase 4
Rhodes Crossing	Auto Lube	4	40	Bay	160	Rhodes Crossing VTM- 7938/PDP 53203	
Knodes Crossing			40	Day	100		
DI I C	Gas Stn w/Food Mart	10	21	T/EC	272	Rhodes Crossing VTM-	DI 4
Rhodes Crossing	& Wash	12	31	VFS	372	7938/PDP 53203	Phase 4
Rhodes Crossing	Self-Storage	273.9	2	KSF	552	Rhodes Crossing VTM- 7938/PDP 53203	Phase 4
Rhodes Crossing	Self-Storage	213.9		KSI	332	Rhodes Crossing VTM-	
reloads crossing	Commercial Center	250	NA	KSF	17,515	7938/PDP 53203	
	Initial Increment	200	12,541		17,010	1900/121 00200	Phase 4
	Buildout Increment		4,974				Phase 5
Rhodes Family Trust Total	1		·	•	18,599		
Daycare							
Torrey Highlands Daycare						KOA Traffic Study, TPP	C
	Day Care Center	138	5	Child	690	Update May 05	
Daycare Total					690		
Churches							
Catholic Church			_			KOA Traffic Study, TPP	Phase 4
	Ltd Com/Institutional	57	5	KSF	285	Update May 05	701 -
Catholic Church School	Ltd Com/Institutional	500	2.1	Stude nt	1,050	KOA Traffic Study, TPP	Phase 5
LDS Church (SE Corner Cmno	Ltd Com/mstitutional	300	2.1	III	1,030	Update May 05 KOA Traffic Study, TPP	С
del Sur/Carmel Valley Rd)	Ltd Com/Institutional	16.2	9	KSF	146	Update May 05	
Churches Total	Eta Com institutional	10.2		ILDI	1,481	opulie may 05	
Retail/Commercial Subtotal:					41,031		
rtetary commercial buotestan					.1,001		l
Parks							
Neighborhood Park #2 (NW)	Park	5.00	50	Acre	250		
Neighborhood Park #1 (SE)	Park	5.00	50	Acre	250		
Parks Total					500		
PUSD Schools							
Adobe Bluff Elementary	Elementary School	12.23	60	Acre	734		
Mesa Verde Middle	Junior High School	31.94	40	Acre	1,278		
Westview High School	Senior High School	65.33	50	Acre	3,267		
Future Elementary School	Elementary School	11	60	Acre	660		
Future Middle School	Junior High School	9.65	40	Acre	386		
PUSD Schools Total					6,325		
Parks & Schools Subtotal:					6,825		
Non Desidential Tetal:			ı	l	17 057		
Non-Residential Total:					47,856		

¹ Status: C= complete, P = Traffic Phasing Plan phase, e.g... Phase four



Torrey	Highlands	Public	Facilities	Financing	Plan	FY 2010
101169	IIIEIIIUUIUS	1 WOW	1 activites	1 HIMICHIE	1 iuii	1 1 2010

FACILITIES BENEFIT ASSESSMENT LISTING



TORREY HIGHLANDS ASSESSMENT ROLL

 SF = SINGLE FAMILY
 105,101 ECTC =
 565,304

 MF = MULTI FAMILY
 73,573 INST =
 157,651

 LXMU= LOCAL MIXED USE
 848,162 CL =
 188,130

CO = COMMERCIAL 633,757 OS = OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
1	306-010-22	FM 13978	LOT S	1	SF	\$105,101	MARK COLLINS SEPARATE PROPERTY TR
2	306-010-16			0	0	\$0	SDG&E
3	306-010-17-19	PM 11362	PAR 1-3	3	SF	\$315,303	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
3	306-260-34	FM 13978	LOT 327	1	SF	\$105,101	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
8	306-020-31			0	0	\$0	CITY OF SAN DIEGO
8	306-020-27	FM 12873	Por. LOT 147	0	0	\$0	CITY OF SAN DIEGO
12	306-021-15			108	SF	\$11,350,908	PARDEE HOMES
12	306-021-15			21	MF	\$1,545,033	PARDEE HOMES
14	306-250-27			0.51	CO	\$323,216	POWAY UNIFIED SCHOOL DISTRICT
17	306-031-18	FM 14383	LOTS 2-4	2	SF	\$210,202	TORREY BROOKE DEV
22	306-011-47	PM 14768	PAR 2	36	SF	\$3,783,636	BMR INVESTORS LTD
23	306-011-43	PM 6902	PAR 3	7	SF	\$735,707	PENASQUITOS WEST
25	306-011-50	PM 8133	PAR 2	43	SF	\$4,519,343	HORSESHOE INVESTORS LTD
26	306-410-01-73	FM 14643	LOTS 1 - 73	73	SF	\$7,672,373	TR II LLC
27	306-411-02	FM 14643	LOT B	10.48	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
35	306-050-16			2.77	INST	\$436,693	ROMAN CATHOLIC BISHOP OF SD
35	306-050-18			2.78	INST	\$438,270	ROMAN CATHOLIC BISHOP OF SD
35	306-050-19			2.75	INST	\$433,540	ROMAN CATHOLIC BISHOP OF SD
35	306-050-28			2.79	INST	\$439,846	ROMAN CATHOLIC BISHOP OF SD

TORREY HIGHLANDS ASSESSMENT ROLL

8-May-09

 SF = SINGLE FAMILY
 105,101 ECTC =
 565,304

 MF = MULTI FAMILY
 73,573 INST =
 157,651

 LXMU= LOCAL MIXED USE
 848,162 CL =
 188,130

CO = COMMERCIAL 633,757 OS = OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
38	306-420-04	IVIII II	LOTITIN	242	MF	·	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-05			3.29	СО	\$2,085,061	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-06			42	SF	\$4,414,242	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-10			31.19	CO	\$19,766,881	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
42	306-261-21	FM 13978	LOT 326	1.71	CL	\$321,702	GARY D, LORI S, LARRY R & NORMA ANDERSON
46	306-370-28	PM 19895	PAR 1	3.06	ECTC	\$1,729,830	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-29	PM 19895	PAR 2	2.85	ECTC	\$1,611,116	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-30	PM 19895	PAR 3	3.35	ECTC	\$1,893,768	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-31	PM 19895	PAR 4	1.2	ECTC	\$678,365	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-27	FM 14883	LOT B	5.21	ECTC	\$2,945,234	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
48	306-250-15&16	FM 14044	LOTS 15&16	2	SF	\$210,202	ENVIRONMENTAL TRUST
55	306-370-16	FM 14883	LOT 10	1.1	ECTC	\$621,834	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-17	FM 14883	LOT 11	0.99	ECTC	\$559,651	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-18	FM 14883	LOT 12	0.96	ECTC	\$542,692	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-19	FM 14883	LOT 13	0.98	ECTC	\$553,998	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-20	FM 14883	LOT 14	1.07	ECTC	\$604,875	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-21	FM 14883	LOT 15	1.39	ECTC	\$785,773	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-22	FM 14883	LOT 16	1.42	ECTC	\$802,732	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-23	FM 14883	LOT 17	1	ECTC	\$565,304	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-24	FM 14883	LOT 18	1.44	ECTC	\$814,038	KILROY REALTY FINANCE PARTNERSHIP L P
56	306-011-48	PM14768	PAR 2	1.48	0	\$836,650	CITY OF SAN DIEGO
56	306-011-49	PM08133	PAR 2		0		CITY OF SAN DIEGO

